

**PB# 99-37**

**Lawrence Rossini**

**63-1-2.1 & 2.32**

Approved 1-24-00

---

Map Number # 11-00 City H. Windsor  
Section 63 Block 1 Lot 2.1.32 Town H. Windsor  
Title: Rossini, Lawrence D. & Kathleen  
\* Lot line chg  
Dated: 12-15-99 Filed 01-27-00  
Approved by James Retro, Jr.  
on 1-24-00  
Record Owner Lawrence D. & Kathleen A. Rossini  
Yolanda Rossini

DONNA L. BENSON  
Orange County Clerk  
(1 Sheet)

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/02/2000

PAGE: 1

LISTING OF PLANNING BOARD ACTIONS

STAGE:

STATUS [Open, Withd]  
A [Disap, Appr]

FOR PROJECT NUMBER: 99-37

NAME: ROSSINI, YOLANDA & ROSSINI, KATHLEEN & LAWRENCE  
APPLICANT: ROSSINI, LAWRENCE

--DATE--	MEETING-PURPOSE-----	ACTION-TAKEN-----
01/24/2000	PLANS STAMPED	APPROVED
12/22/1999	P.B. APPEARANCE	LA:ND WVE PH APPR
12/15/1999	WORK SHOP APPEARANCE	SUBMIT

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/02/2000

PAGE: 1

LISTING OF PLANNING BOARD SEQRA ACTIONS

FOR PROJECT NUMBER: 99-37

NAME: ROSSINI, YOLANDA & ROSSINI, KATHLEEN & LAWRENCE  
APPLICANT: ROSSINI, LAWRENCE

	DATE-SENT	ACTION-----	DATE-RECD	RESPONSE-----
ORIG	12/16/1999	EAF SUBMITTED	12/16/1999	WITH APPLIC
ORIG	12/16/1999	CIRCULATE TO INVOLVED AGENCIES	/ /	
ORIG	12/16/1999	LEAD AGENCY DECLARED	12/22/1999	TOOK LA
ORIG	12/16/1999	DECLARATION (POS/NEG)	12/22/1999	DECL. NEG DEC
ORIG	12/16/1999	SCHEDULE PUBLIC HEARING	/ /	
ORIG	12/16/1999	PUBLIC HEARING HELD	/ /	
ORIG	12/16/1999	WAIVE PUBLIC HEARING	12/22/1999	WAIVE PH
ORIG	12/16/1999	AGRICULTURAL NOTICES	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 02/02/2000

PAGE: 1

LISTING OF PLANNING BOARD **AGENCY APPROVALS**

FOR PROJECT NUMBER: 99-37

NAME: ROSSINI, YOLANDA & ROSSINI, KATHLEEN & LAWRENCE

APPLICANT: ROSSINI, LAWRENCE

	DATE-SENT	AGENCY-----	DATE-RECD	RESPONSE-----
ORIG	12/16/1999	MUNICIPAL HIGHWAY	12/17/1999	APPROVED
ORIG	12/16/1999	MUNICIPAL WATER	12/20/1999	APPROVED
ORIG	12/16/1999	MUNICIPAL SEWER	12/29/1999	APPROVED
ORIG	12/16/1999	MUNICIPAL FIRE	/ /	
ORIG	12/16/1999	NYS DOT	/ /	

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/24/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 99-37

NAME: ROSSINI, YOLANDA & ROSSINI, KATHLEEN & LAWRENCE

APPLICANT: ROSSINI, LAWRENCE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/07/2000	APPROVAL FEE	CHG	100.00		
01/24/2000	REC. CK. #4273	PAID		100.00	
			-----	-----	-----
		TOTAL:	100.00	100.00	0.00

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(814) 563-4611

**RECEIPT**  
**#41-2000**

01/24/2000

Rossini, Lawrence D.

*Approved Fee # 99-37*

Received \$ 100.00 for Planning Board Fees, on 01/24/2000. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you.

Dorothy H. Hansen  
Town Clerk



PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/24/2000

PAGE: 1

LISTING OF PLANNING BOARD FEES  
ESCROW

FOR PROJECT NUMBER: 99-37

NAME: ROSSINI, YOLANDA & ROSSINI, KATHLEEN & LAWRENCE  
APPLICANT: ROSSINI, LAWRENCE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/15/1999	REC. CK. #4232	PAID		150.00	
12/22/1999	P.B. ATTY. FEE	CHG	35.00		
12/22/1999	P.B. MINUTES	CHG	18.00		
01/07/2000	P.B. ENGINEER	CHG	111.50		
01/24/2000	REC. CK. #4274	PAID		14.50	
			-----	-----	-----
		TOTAL:	164.50	164.50	0.00

*A. Zapp*

1/24/00

LOT LINE CHANGE FEES - TOWN OF NEW WINDSOR

APPLICATION (INCL. LOT LINE CHANGE):

LOT LINE CHANGE APPLICATION FEE \$ 50.00  
ESCROW (\$150.00 - \$400.00) \$ 150.00

\* \* \* \* \*

APPROVAL FEES: (LOT LINE CHANGE)

PRE-PRELIMINARY PLAT APPROVAL.....\$ 25.00  
PRELIMINARY PLAT APPROVAL..... 25.00  
FINAL APPROVAL..... 50.00

TOTAL APPROVAL FEES L.L.CHG.....\$100.00 (1)

\* \* \* \* \*

THE FOLLOWING CHARGES ARE TO BE DEDUCTED FROM ESCROW:

PLANNING BOARD ENGINEER FEES: .....\$ 111.50  
PLANNING BOARD ATTORNEY FEES: .....\$ 35 -  
MINUTES OF MEETINGS .....\$ 18. -  
OTHER .....\$           

TOTAL TO BE DEDUCTED FROM ESCROW: \$ 164.50

(2)  
14.50 Due

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/24/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 99-37

NAME: ROSSINI, YOLANDA & ROSSINI, KATHLEEN & LAWRENCE

APPLICANT: ROSSINI, LAWRENCE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/15/1999	REC. CK. #4232	PAID		150.00	
12/22/1999	P.B. ATTY. FEE	CHG	35.00		
12/22/1999	P.B. MINUTES	CHG	18.00		
01/07/2000	P.B. ENGINEER	CHG	111.50		
			-----	-----	-----
		TOTAL:	164.50	150.00	14.50

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 01/24/2000

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**APPROVAL**

FOR PROJECT NUMBER: 99-37

NAME: ROSSINI, YOLANDA & ROSSINI, KATHLEEN & LAWRENCE  
APPLICANT: ROSSINI, LAWRENCE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
01/07/2000	APPROVAL FEE	CHG	100.00		
			-----	-----	-----
		TOTAL:	100.00	0.00	100.00



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

- ☐ Main Office  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640
- ☐ Branch Office  
507 Broad Street  
Millford, Pennsylvania 18337  
(717) 296-2765

PLANNING BOARD WORK SESSION  
RECORD OF APPEARANCE

1-3

TOWN/VILLAGE OF New Windsor P/B #      -     

WORK SESSION DATE: 15 Dec 99 APPLICANT RESUB.  
REQUIRED: Full App

REAPPEARANCE AT W/S REQUESTED: No

PROJECT NAME: Rosini 4/L

PROJECT STATUS: NEW X OLD     

REPRESENTATIVE PRESENT: Larry Rosini

MUNIC REPS PRESENT: BLDG INSP.       
FIRE INSP. X  
ENGINEER X  
PLANNER       
P/B CHMN.       
OTHER (Specify)     

ITEMS TO BE ADDRESSED ON RESUBMITTAL:

- subject exp'd notice consent

Bulk OK

Add App'l Box

pbwsform 10MJE98

CLOSING STATUS

- X Set for agenda  
     possible agenda item  
     Discussion item for agenda  
     ZBA referral on agenda

NO. 0000000000

PAGE 1

## CHRONOLOGICAL JOB STATUS REPORT

JOB # 8 59

NEW WINDSOR PLANNING BOARD (Chargeable to Applicant)

CLIENT NEWWIN TOWN OF NEW WINDSOR

TASK # 01 07

FOR WORK DONE PRIOR TO 12-31-99

TASK NO	REF	DATE	TRAN	TIME	ACT DESCRIPTION	RATE	HRS	TIME	DOLLARS		BALANCE
									EXP	BLDGET	
01 07	170003	12/21/99	TIME	MMF	WS ROSSINI LVL	75.00	0.40	30.00			
01 07	170009	12/21/99	TIME	MMF	MC ROSSINI LVL	75.00	0.50	37.50			
01 07	170010	12/22/99	TIME	MMF	MM ROSSINI LVL APPL	75.00	0.10	7.50			
01 07	170011	12/22/99	TIME	MMF	EL ROSSINI LVL TRC	28.00	0.50	14.00			
TASK TOTAL:								89.00	0.00	0.00	89.00

GRAND TOTAL:	89.00	0.00	0.00	89.00
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1/3 13

22.50

111.50

**PREVIOUS  
DOCUMENT  
IN POOR  
ORIGINAL  
CONDITION**





ROSSINI, LAWRENCE & ROSSINI, YOLANDA LOT LINE CHANGE  
(99-37)

Mr. Richard DeKay appeared before the board for this proposal.

MR. PETRO: This application proposes conveyance of 7,500 square feet of property from lot 2.1 to lot 2.32.

MR. DEKAY: I'm Richard DeKay, land surveyor. I'm here representing the people you mentioned, Yolanda Rossini lives on Hickory Avenue, she's a widow and she's since left her home, in a senior citizen complex, she owns 200 feet by 200 feet in depth, this is on Hickory Avenue at Beaver Dam Lake. Hickory Avenue comes off Alder Drive, it's a dead-end road. Lawrence and Kathleen Rossini own 150 feet by 250 feet depth. What they propose to do is transfer out of the 200 feet that the mother owns 30 feet to the son and daughter-in-law and this would leave, I have a zoning bulk table and it would still leave, there's no violations or anything of that nature.

MR. PETRO: You say it's 200 feet deep?

MR. DEKAY: 250.

MR. ARGENIO: What are all the lines?

MR. DEKAY: When this was subdivided back in 1921, 1931 or whatever, it was a real estate gimmick to make 25 foot wide lots, so Lawrence Rossini owns four 25 foot lots, his mother and dad owned eight lots.

MR. LANDER: They were real deep lots, though.

MR. EDSALL: They are all bowling alley lots.

MR. ARGENIO: This is ancient history, is that correct, that's on there for informational purposes only?

MR. DEKAY: This is in the deed, you have to show what the deed has--

MR. PETRO: We have highway approval on 12/17/99 and

water approval 12/20/99. Mark, I can't see any outstanding issues here, looks pretty straightforward.

MR. EDSALL: No, sir, Mr. DeKay and I resolved all the notes and bulk table information on the plan, you just have these procedural steps, I don't see why you couldn't approve it.

MR. LANDER: I think what Mr. Argenio was leading to we're not really going to create a 25 foot lot here.

MR. ARGENIO: We're nowhere near there, this is moving a lot line 30 feet to the north.

MR. EDSALL: Correct.

MR. ARGENIO: Okay.

MR. PETRO: Motion for lead agency.

MR. ARGENIO: So moved.

MR. LUCAS: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board take lead agency under the SEQRA process for the Rossini lot line change on Hickory Avenue. Is there any further discussion? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: As far as nature of this applications, it's so minor in nature, we're not creating a new lot, we're simply taking some land from one and adding it to the other that I think we can waive the public hearing for this particular application.

MR. LUCAS: Make the motion.

MR. LANDER: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board waive public hearing under its discretionary judgment for the Rossini lot line change on Hickory Avenue. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: I won't say what I said last time cause Andy gave me hell, so as far as taking negative dec, I still can't imagine what can go wrong, but motion for negative dec?

MR. LUCAS: So move.

MR. ARGENIO: Second it.

MR. PETRO: Motion has been made and seconded that the New Windsor Planning Board declare negative dec under the SEQRA process for the Rossini lot line change on Hickory Avenue. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE

MR. PETRO: I see no reason why the board cannot consider final approval at this time, therefore, I would entertain a motion.

MR. LUCAS: I'll make it.

MR. LANDER: Second it.

MR. PETRO: Motion's been made and seconded that the New Windsor Planning Board grant final approval to the Rossini lot line change on Hickory Avenue. Is there any further discussion from the board members? If not, roll call.

ROLL CALL

MR. ARGENIO	AYE
MR. BRESNAN	AYE
MR. LANDER	AYE
MR. LUCAS	AYE
MR. PETRO	AYE



McGOEY, HAUSER and EDSALL  
CONSULTING ENGINEERS P.C.

RICHARD D. McGOEY, P.E.  
WILLIAM J. HAUSER, P.E.  
MARK J. EDSALL, P.E.  
JAMES M. FARR, P.E.

Licensed in NEW YORK, NEW JERSEY  
and PENNSYLVANIA

- ☐ **Main Office**  
45 Quassaick Ave. (Route 9W)  
New Windsor, New York 12553  
(914) 562-8640  
e-mail: mheny@att.net
- ☐ **Regional Office**  
507 Broad Street  
Milford, Pennsylvania 18337  
(570) 296-2765  
e-mail: mhepa@ptd.net

**TOWN OF NEW WINDSOR  
PLANNING BOARD  
REVIEW COMMENTS**

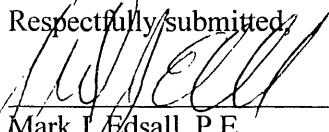
**REVIEW NAME:** ROSSINI LOT LINE CHANGE  
**PROJECT LOCATION:** HICKORY AVENUE  
SECTION 63-BLOCK 1-LOTS 2.1 AND 2.32  
**PROJECT NUMBER:** 99-37  
**DATE:** 22 DECEMBER 1999  
**DESCRIPTION:** THE APPLICATION PROPOSES CONVEYANCE OF 7,500 SQUARE  
FEET OF PROPERTY FROM LOT 2.1 TO LOT 2.32.

1. This would appear to be a simple lot line change between two (2) related and adjoining property owners. Each of the lots currently appear to comply with the minimum bulk requirements for the R-4 Zone. The lot line change would result in two (2) more uniformly sized lots, with both lots maintaining zoning compliance.

Based on the above, I am aware of no concerns with regard to this lot line change.

2. The Planning Board may wish to assume the position of **Lead Agency** under the SEQRA process.
3. The Planning Board should determine if a **Public Hearing** will be necessary for this **minor subdivision (in form of lot line change)**, or if same can be waived per Paragraph 4.B of the Subdivision Regulations.
4. The Planning Board may wish to make a **determination** regarding the type action this project should be classified under SEQRA and make a determination regarding environmental significance.
5. Once the procedural items above are accomplished, I am aware of no reason why the Board could not consider this lot line change for final approval.

Respectfully submitted,

  
Mark J. Edsall, P.E.  
Planning Board Engineer

MJEmk

ROSSINI.mk

Town of New Windsor  
555 Union Avenue  
New Windsor, NY 12553  
(814) 563-4611

**RECEIPT**  
**#36-1999**

12/17/1999

Rossini, Lawrence

Received \$ 50.00 for Planning Board Fees, on 12/17/1999. Thank you for stopping by the Town Clerk's office.

As always, it is our pleasure to serve you. P.B. # 99-37 CKH 4231

Dorothy H. Hansen  
Town Clerk

PLANNING BOARD  
TOWN OF NEW WINDSOR

AS OF: 12/16/1999

PAGE: 1

LISTING OF PLANNING BOARD **FEES**  
**ESCROW**

FOR PROJECT NUMBER: 99-37

NAME: ROSSINI, YOLANDA & ROSSINI, KATHLEEN & LAWRENCE  
APPLICANT: ROSSINI, LAWRENCE

--DATE--	DESCRIPTION-----	TRANS	--AMT-CHG	-AMT-PAID	--BAL-DUE
12/15/1999	REC. CK. #4232	PAID		150.00	
			-----	-----	-----
		TOTAL:	0.00	150.00	-150.00

*[Signature]*  
12/16/99



1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

PLANNING BOARD FILE NUMBER:

99-37

DATE PLAN RECEIVED:

RECEIVED DEC 15 1999

The maps and plans for the Site Approval \_\_\_\_\_

Subdivision \_\_\_\_\_ as submitted by

\_\_\_\_\_ for the building or subdivision of

Volanda R. Russin has been

reviewed by me and is approved ✓

~~disapproved~~ \_\_\_\_\_.

~~If disapproved, please list reason~~ \_\_\_\_\_

Property is being fed by town water

HIGHWAY SUPERINTENDENT DATE

Steve D.D. 12-20-99  
WATER SUPERINTENDENT DATE

SANITARY SUPERINTENDENT DATE





1763

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553

## NEW WINDSOR PLANNING BOARD REVIEW FORM

TO: FIRE INSPECTOR, D.O.T., WATER, SEWER, HIGHWAY

PLEASE RETURN COMPLETED FORM TO:

MYRA MASON, SECRETARY FOR THE PLANNING BOARD

RECEIVED

DEC 17 1999

PLANNING BOARD FILE NUMBER:

99-97

N.W. HIGHWAY DEPT.

DATE PLAN RECEIVED:

RECEIVED DEC 15 1999

The maps and plans for the Site Approval ☒ \_\_\_\_\_  
Subdivision \_\_\_\_\_ as submitted by  
\_\_\_\_\_ for the building or subdivision of  
\_\_\_\_\_ has been  
reviewed by me and is approved ☒ \_\_\_\_\_,  
disapproved \_\_\_\_\_.

If disapproved, please list reason \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

W. James Sullivan  
HIGHWAY SUPERINTENDENT

12/17/99  
DATE

\_\_\_\_\_  
WATER SUPERINTENDENT

DATE

\_\_\_\_\_  
SANITARY SUPERINTENDENT

DATE

INTER OFFICE CORRESPONDENCE

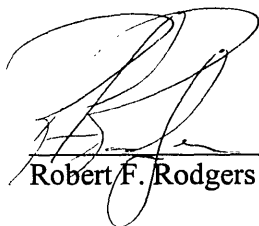
TO: Town Planning Board  
FROM: Town Fire Inspector  
SUBJECT: Rossini Lot Line Change  
DATE: 17 December 1999

Planning Board Reference Number: PB-99-37  
Dated: 15 December 1999  
Fire Prevention Reference Number: FPS-99-\_\_\_\_\_

A review of the above referenced subject lot line change was conducted on 17 December, 1999.

This lot line change is acceptable.

Plans Dated: 15 December 1999

  
\_\_\_\_\_  
Robert F. Rodgers

# TOWN OF NEW WINDSOR

555 UNION AVENUE  
NEW WINDSOR, NEW YORK 12553  
Telephone: (914) 563-4615  
Fax: (914) 563-4693

## PLANNING BOARD APPLICATION

### TYPE OF APPLICATION (check appropriate item):

Subdivision \_\_\_\_\_ Lot Line Change ☒ Site Plan \_\_\_\_\_ Special Permit \_\_\_\_\_

Tax Map Designation: Sec. 63 Block 1 Lot 2.1  
63 1 2.32

1. Name of Project LOT LINE CHANGE BETWEEN LAURENCE D. ROSSINI AND YOLANDA F. ROSSINI  
LAURENCE D. ROSSINI

2. Owner of Record YOLANDA F. ROSSINI Phone 496-7009

Address: 319 HICKORY AVE., NEW WINDSOR, N.Y. 12553  
(Street Name & Number) (Post Office) (State) (Zip)

3. Name of Applicant LAURENCE D. ROSSINI et al Phone 496-7009

Address: 319 HICKORY AVE., NEW WINDSOR, N.Y. 12553  
(Street Name & Number) (Post Office) (State) (Zip)

4. Person Preparing Plan RICHARD DEKEY, LAND SURVEYOR Phone 534-8127

Address: P.O. BOX 313, CORNWALL, N.Y. 12518  
(Street Name & Number) (Post Office) (State) (Zip)

5. Attorney N.A. Phone -

Address \_\_\_\_\_  
(Street Name & Number) (Post Office) (State) (Zip)

6. Person to be notified to appear at Planning Board meeting:

R. DEKEY, C.S. 534-8127  
(Name) (Phone)

7. Project Location:

On the WEST side of HICKORY AVE. \_\_\_\_\_ feet  
(Direction) (Street) (No.)  
BETWEEN ALDER DRIVE SOUTH OF & DEAD END FOR HICKORY AVE.  
(Direction) (Street)

8. Project Data: Acreage 7.500 Zone R-4 School Dist. CORNWALL  
PROPERTY TO BE EXCHANGED BOX 250

9. Is this property within an Agricultural District containing a farm operation or within 500 feet of a farm operation located in an Agricultural District? Yes \_\_\_\_\_ No ✓

**\*This information can be verified in the Assessor's Office.**

**\*If you answer yes to question 9, please complete the attached AAgricultural Data Statement.**

10. Description of Project: (Use, Size, Number of Lots, etc.) 30x250 = 7,000 sq ft  
EXCLUDED

11. Has the Zoning Board of Appeals Granted any Variances for this property? yes \_\_\_\_\_ no ×

12. Has a Special Permit previously been granted for this property? yes \_\_\_\_\_ no ×

**ACKNOWLEDGMENT:**

IF THIS ACKNOWLEDGMENT IS COMPLETED BY ANYONE OTHER THAN THE PROPERTY OWNER, A SEPARATE NOTARIZED STATEMENT OR PROXY STATEMENT FROM THE OWNER MUST BE SUBMITTED, AT THE TIME OF APPLICATION, AUTHORIZING THIS APPLICATION.

STATE OF NEW YORK)

SS.:

COUNTY OF ORANGE)

THE UNDERSIGNED APPLICANT, BEING DULY SWORN, DEPOSES AND STATES THAT THE INFORMATION, STATEMENTS AND REPRESENTATIONS CONTAINED IN THIS APPLICATION AND SUPPORTING DOCUMENTS AND DRAWINGS ARE TRUE AND ACCURATE TO THE BEST OF HIS/HER KNOWLEDGE AND/OR BELIEF. THE APPLICANT FURTHER ACKNOWLEDGES RESPONSIBILITY TO THE TOWN FOR ALL FEES AND COSTS ASSOCIATED WITH THE REVIEW OF THIS APPLICATION.

SWORN BEFORE ME THIS:

15<sup>th</sup> DAY OF December 1999

Lawrence P. Rossini  
APPLICANT'S SIGNATURE

Mary Ann Hotaling  
NOTARY PUBLIC

LAWRENCE P. ROSSINI  
Notary Public, State of New York  
Commission Expires July 8, 2000

MARY ANN HOTALING  
Notary Public, State of New York  
Commission Expires July 8, 2000

\*\*\*\*\*  
TOWN USE ONLY  
Commission Expires July 8, 2000

RECORDED DEC 15 1999

DATE APPLICATION RECEIVED

99-015  
APPLICATION NUMBER

**APPLICANT/OWNER PROXY STATEMENT**  
(for professional representation)

for submittal to the:  
TOWN OF NEW WINDSOR PLANNING BOARD

YOLANDA ROSSINI, deposes and says that she resides  
(OWNER)  
at 2 LANDMARK DR. - APT #6, CORNWALL, NY 12518 in the County of ORANGE  
(OWNER'S ADDRESS)  
and State of NEW YORK and that she is the owner of property tax map  
(Sec. 63 Block 1 Lot 2.32)  
designation number (Sec. \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_) which is the premises described in  
the foregoing application and that he authorizes:

(Applicant Name & Address, if different from owner)

Richard D'Kay, L.S. P.O. Box 313, Cornwall, N.Y. 12518  
(Name & Address of Professional Representative of Owner and/or Applicant)

to make the foregoing application as described therein.

Date: DECEMBER 15, 1999

Maria Finucane  
Witness' Signature

Yolanda Rossini  
Owner's Signature

Applicant's Signature if different than owner

Richard D'Kay  
Representative's Signature

**THIS FORM CANNOT BE WITNESSED BY THE PERSON OR  
REPRESENTATIVE OF THE COMPANY WHO IS BEING AUTHORIZED TO  
REPRESENT THE APPLICANT AND/OR OWNER AT THE MEETINGS.**

RECEIVED DEC 15 1999

99-154

PROJECT I.D. NUMBER

617.21

SEQR

Appendix C

**State Environmental Quality Review**  
**SHORT ENVIRONMENTAL ASSESSMENT FORM**  
 For UNLISTED ACTIONS Only

**PART I—PROJECT INFORMATION** (To be completed by Applicant or Project sponsor)

1. APPLICANT/SPONSOR <i>LAWRENCE D. ROSSINI</i>	2. PROJECT NAME <i>LOT LINE CHANGE BETWEEN L.D. ROSSINI &amp; K.A. ROSSINI AND YOLANDA F. ROSSINI</i>
3. PROJECT LOCATION: Municipality <i>BEAVER DAM LAKE TOWNSHIP NEW JIMESBORO County CRANFORD</i>	
4. PRECISE LOCATION (Street address and road intersections, prominent landmarks, etc., or provide map) <i>319 HICKORY AVE. (WEST SIDE) BETWEEN ALPER RIVE and DEAD END FOR HICKORY AVE.</i>	
5. IS PROPOSED ACTION: <input type="checkbox"/> New <input type="checkbox"/> Expansion <input checked="" type="checkbox"/> Modification/alteration	
6. DESCRIBE PROJECT BRIEFLY: <i>Add 30' in lot width to 319 HICKORY from 100' to 130'</i> <i>Remove 30' in lot width from 325 HICKORY from 200' to 170'</i>	
7. AMOUNT OF LAND AFFECTED: Initially <i>7,500 S.F.</i> acres    Ultimately <i>7,500 S.F. (30' X 250')</i> acres	
8. WILL PROPOSED ACTION COMPLY WITH EXISTING ZONING OR OTHER EXISTING LAND USE RESTRICTIONS? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If No, describe briefly	
9. WHAT IS PRESENT LAND USE IN VICINITY OF PROJECT? <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial <input type="checkbox"/> Commercial <input type="checkbox"/> Agriculture <input type="checkbox"/> Park/Forest/Open space <input type="checkbox"/> Other Describe:	
10. DOES ACTION INVOLVE A PERMIT APPROVAL, OR FUNDING, NOW OR ULTIMATELY FROM ANY OTHER GOVERNMENTAL AGENCY (FEDERAL, STATE OR LOCAL)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency(s) and permit/approvals	
11. DOES ANY ASPECT OF THE ACTION HAVE A CURRENTLY VALID PERMIT OR APPROVAL? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If yes, list agency name and permit/approval	
12. AS A RESULT OF PROPOSED ACTION WILL EXISTING PERMIT/APPROVAL REQUIRE MODIFICATION? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
I CERTIFY THAT THE INFORMATION PROVIDED ABOVE IS TRUE TO THE BEST OF MY KNOWLEDGE Applicant/sponsor name: <i>LAWRENCE D. ROSSINI</i> <i>By: Richard D. Key, L.S.</i> Date: <i>DEC. 15, 1999</i> Signature: <i>[Signature]</i> <i>N.Y.S. Lic. No. 36168</i>	

**If the action is in the Coastal Area, and you are a state agency, complete the Coastal Assessment Form before proceeding with this assessment**

OVER

1

99-317

**PART II—ENVIRONMENTAL ASSESSMENT (To be completed by Agency)**

<b>A. DOES ACTION EXCEED ANY TYPE I THRESHOLD IN 6 NYCRR, PART 617.12?</b> If yes, coordinate review process and use the FULL EAF. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>B. WILL ACTION RECEIVE COORDINATED REVIEW AS PROVIDED FOR UNLISTED ACTIONS IN 6 NYCRR, PART 617.6?</b> If No, a negative declaration may be superseded by another involved agency. <input type="checkbox"/> Yes <input type="checkbox"/> No	
<b>C. COULD ACTION RESULT IN ANY ADVERSE EFFECTS ASSOCIATED WITH THE FOLLOWING:</b> (Answers may be handwritten, if legible) C1. Existing air quality, surface or groundwater quality or quantity, noise levels, existing traffic patterns, solid waste production or disposal, potential for erosion, drainage or flooding problems? Explain briefly:          C2. Aesthetic, agricultural, archaeological, historic, or other natural or cultural resources; or community or neighborhood character? Explain briefly:          C3. Vegetation or fauna, fish, shellfish or wildlife species, significant habitats, or threatened or endangered species? Explain briefly:          C4. A community's existing plans or goals as officially adopted, or a change in use or intensity of use of land or other natural resources? Explain briefly:          C5. Growth, subsequent development, or related activities likely to be induced by the proposed action? Explain briefly:          C6. Long term, short term, cumulative, or other effects not identified in C1-C5? Explain briefly:          C7. Other impacts (including changes in use of either quantity or type of energy)? Explain briefly:          	
<b>D. IS THERE, OR IS THERE LIKELY TO BE, CONTROVERSY RELATED TO POTENTIAL ADVERSE ENVIRONMENTAL IMPACTS?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No      If Yes, explain briefly	

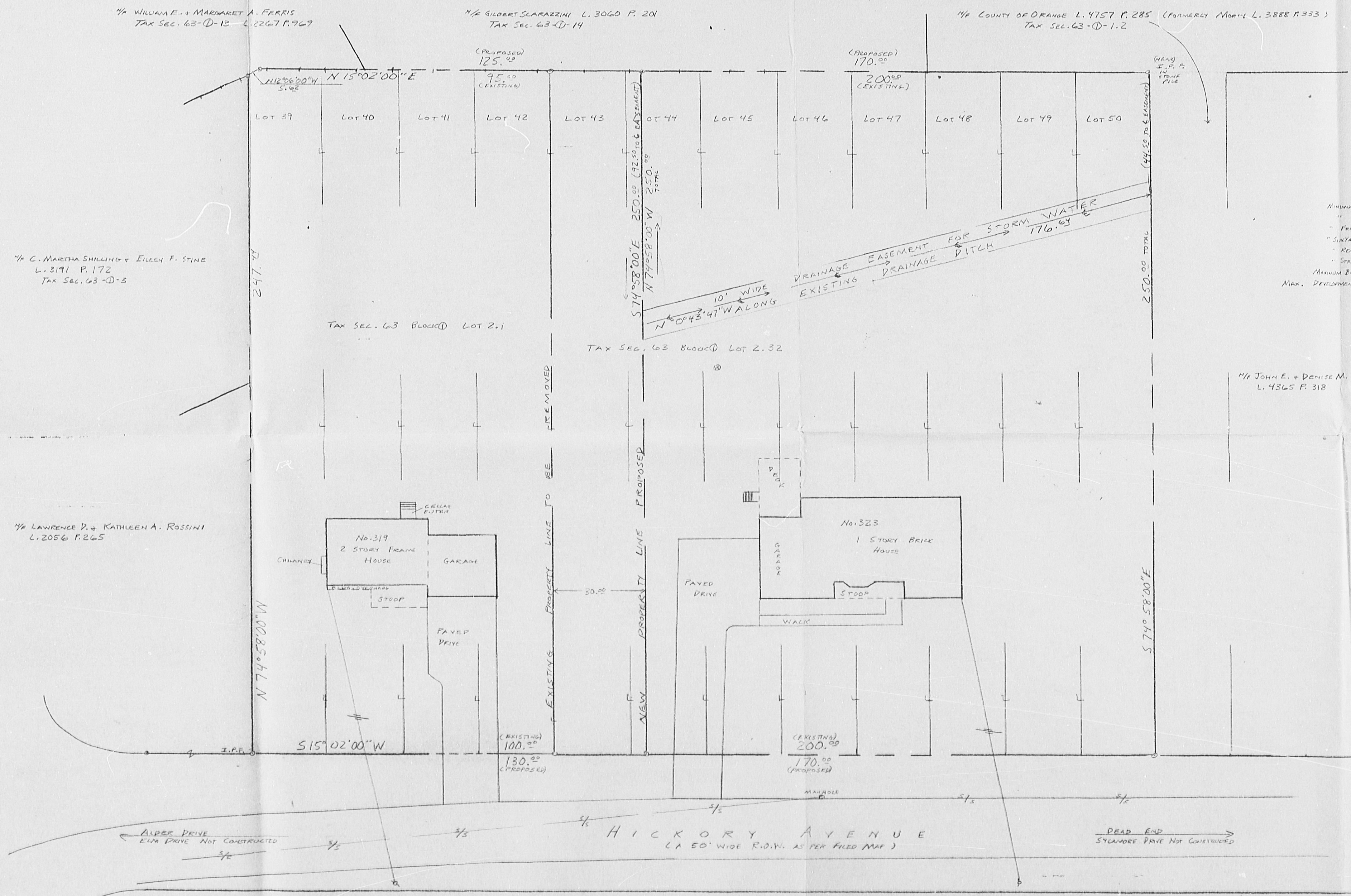
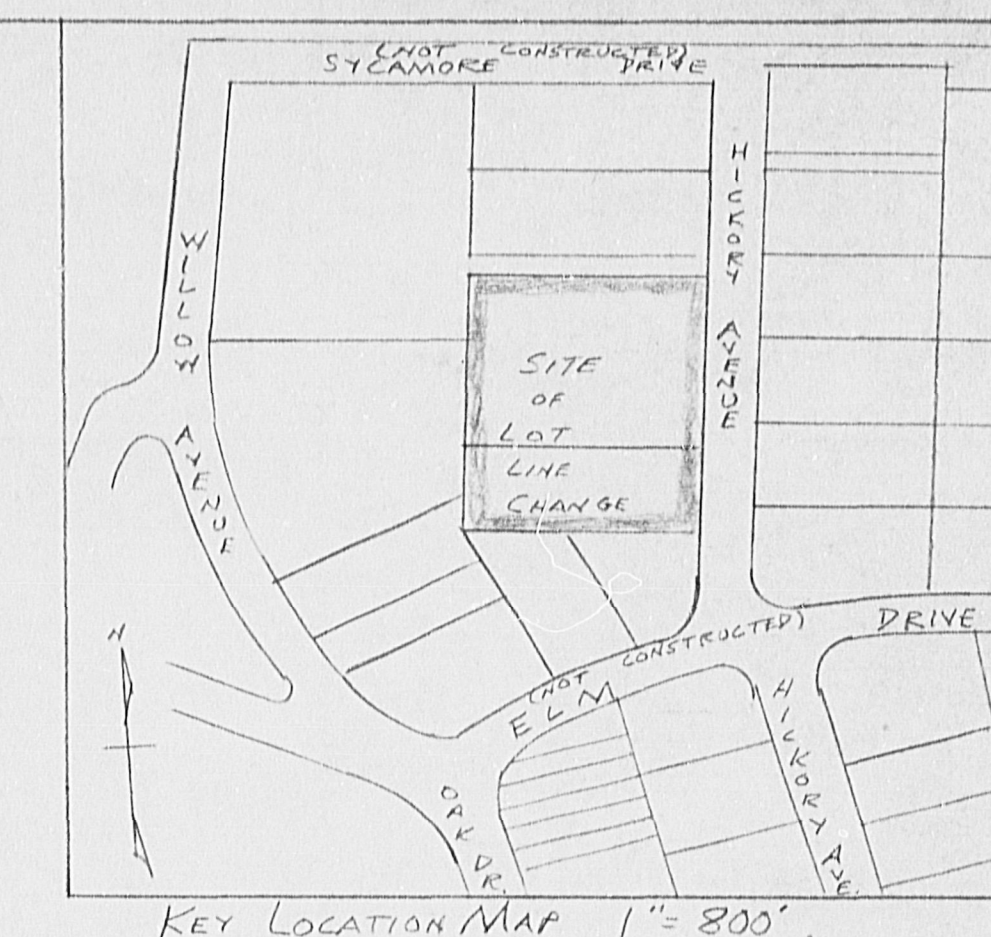
**PART III—DETERMINATION OF SIGNIFICANCE (To be completed by Agency)**

**INSTRUCTIONS:** For each adverse effect identified above, determine whether it is substantial, large, important or otherwise significant. Each effect should be assessed in connection with its (a) setting (i.e. urban or rural); (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude. If necessary, add attachments or reference supporting materials. Ensure that explanations contain sufficient detail to show that all relevant adverse impacts have been identified and adequately addressed.

<input type="checkbox"/> Check this box if you have identified one or more potentially large or significant adverse impacts which <b>MAY</b> occur. Then proceed directly to the FULL EAF and/or prepare a positive declaration.	
<input type="checkbox"/> Check this box if you have determined, based on the information and analysis above and any supporting documentation, that the proposed action <b>WILL NOT</b> result in any significant adverse environmental impacts <b>AND</b> provide on attachments as necessary, the reasons supporting this determination:	
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Name of Lead Agency	
<hr style="border: none; border-top: 1px solid black; margin-bottom: 5px;"/>	
Print or Type Name of Responsible Officer in Lead Agency	Title of Responsible Officer
<hr style="border: none; border-top: 1px solid black; margin-bottom: 5px;"/>	
Signature of Responsible Officer in Lead Agency	Signature of Preparer (If different from responsible officer)
<hr style="border: none; border-top: 1px solid black; margin-bottom: 5px;"/>	
Date	



RICHARD DEKAY L.S. 36168 SPECIAL EXEMPTION 7208N  
 LAND SURVEYOR  
 66 WILLOW AVE.  
 P.O. BOX 313  
 CORNWALL, NEW YORK 12518  
 TEL. 914-534-8127  
 FAX 914-534-4370

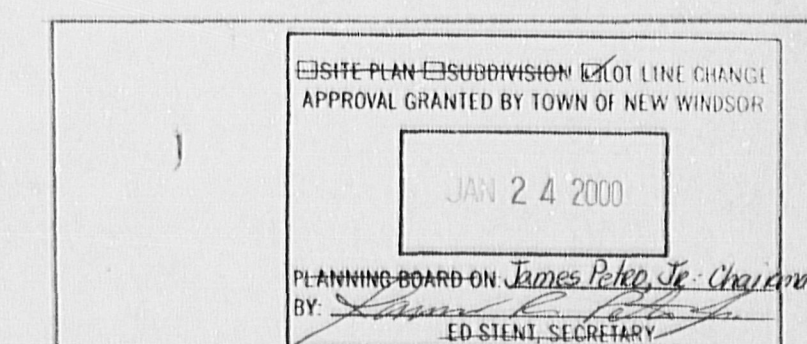


ZONING BOOK TABLE ZONE SUBURBAN RESIDENTIAL (R-4) PART 1  
 (USE GROUP A)

	REQUIRED	SECTION 63 BLOCK D LOT 2.1 EXISTING	PROPOSED	SECTION 63 BLOCK D LOT 2.32 EXISTING	PROPOSED
Minimum Lot Area	21,790 S.F.	24,993,815 S.F.	32,473,815 S.F.	50,000,000 S.F.	42,500,000 S.F.
" Lot Width	100'	100'	130'	200'	170'
" Front Yard Depth	35'	35'	53'	56'	56'
" Side Yard Depth	15/30'	18/42'	25/73'	14/131'	37/101'
" Rear Yard Depth	40'	164'	164'	14'	14'
" Street Frontage	60'	100'	130'	200'	170'
Maximum Building Height	35'	20'	20'	15'	15'
Max. Development Coverage	20%	11%	2%	7%	10%

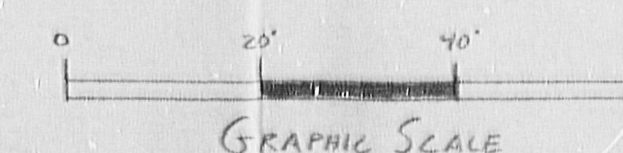
NOTES:

- TAX MAP REF.: SECTION 63 BLOCK D LOT 2.1 AND LOT 2.32  
 STREET ADDRESS: No. 319 HICKORY AVENUE AND 323 HICKORY AVENUE  
 DEED REF.: LIBER 1979 PAGE 961, LIBER 1908 PAGE 1064, LIBER 1985 PAGE 19  
 FILED MAP REF.: LOTS 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49 & 50, BLOCK 17, BRAYER DAM LAKE, SECTION 1, LANDS OF HENRY POWELL RAMSELL, TOWNSHIP OF CORNWALL AND NEW WINDSOR, ORANGE COUNTY, NEW YORK, MADE BY BLAKE & WOODHULL, C.E. DATED APRIL 22nd, 1931 AND FILED IN O.C.C.O. AS MAP NO. 1044.
- A: BOTH PREMISES ARE SERVED BY PUBLIC SEWER.  
 B: No. 323 TO BE SUBJECT TO A 10' WIDE STORM DRAINAGE EASEMENT ALONG AN EXISTING DITCH RESERVED FOR NO. 319, NO FILLING, OBSTRUCTING OR CONSTRUCTION TO BE PERMITTED WITHIN THIS 10' WIDE EASEMENT.



- LEGEND:
- Property Line
  - Filed Map Lot Line
  - Wire Fence
  - Utility Wires & Pole
  - Sanitary Sewer
  - Center Line of Ditch and Direction of Flow
  - Iron Pipe Found

I HEREBY CERTIFY THAT THIS PLAT WAS MADE AS A RESULT OF AN ACTUAL FIELD SURVEY, COMPLETED BY ME IN DECEMBER, 1999, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.



LOT LINE CHANGE  
 BETWEEN LANDS OF

LAWRENCE D. ROSSINI AND KATHLEEN A. ROSSINI  
 RECORDED OWNERS OF NO. 319 HICKORY AVENUE  
 SCALE: 1"=20'  
 DATE: DEC. 15, 1999  
 AND LANDS OF  
 YOLANDA F. ROSSINI  
 RECORDED OWNER OF NO. 323 HICKORY AVE.  
 TOWN OF NEW WINDSOR COUNTY OF ORANGE  
 STATE OF NEW YORK